Subdivision of 800 Acres

The L. H. SLY TRACT

This elegant tract of land is situated in Sonoma, the banner farming and poultry-raising county of the State, 60 miles from San Francisco, in the beautiful Los Guilico valley, 11 miles east of Santa Rosa, the county seat, one of the most thriving cities in the State, with a population of 10,000. The county road leading from Santa Rosa to and passing this property is perfectly level, and is oiled and always in fine condition—no mud in winter, no dust in summer. The beautiful little village of Kenwood and the Southern Pacific R. R. station adjoins the land on the south, only one and a half miles from farthest northern line of the land. Glen Ellen, the terminus of the Sonoma Valley branch of the California-Northwestern Railway, is three miles distant. Kenwood has stores, church, schools, hotel, telephone and telegraph offices. There is 500 acres of the finest valley land, 300 acres of foothill and hill land finely timbered and watered; 200 acres of the valley land is fine hop, alfalfa, corn, mellon and vegetable land; the remaining 300 acres of the valley land is first-class grain, vineyard, orchard and general farm land, dotted here and there with elegant large oaks. The land has a frontage of 2½ miles to the center of the beautiful Sonoma creek—a well-known, never failing trout stream. This elegant stream has its source from six to eight miles north in a high range of mountains, from which it flows down through a magnificent canyon, well timbered with redwood, pine and all kinds of oaks and wild trees; thence across the Los Guilicos valley, making the northerly and westerly boundary of this tract of land; thence flowing on down through the Sonoma valley 15 miles into San Pablo Bay, and is beautifully timbered on either side. The main county road, leading from Del Norte, Humboldt, Mendocino and Sonoma counties to Sacramento and Los Angeles, passes through the tract, giving two miles frontage on the road. This beautiful valley, with an area of about 40,000 acres of the finest valley land in northern California, has had the misfortune of being held for the last 60 years by less than a half dozen persons. Mr. Sly has opened the way now for the small farmers and homeseekers by subdividing his holdings into tracts of five, ten and twenty acres, ranging in price from $35 per acre up, according to land and location. One-fourth cash, balance in three annual payments, at 7 per cent. interest per annum. You cannot match the land in quality and location in any of the bay country at the price offered. There is about 150 acres in the tract, in five to ten acres, elegantly adapted for poultry raising. Santa Rosa is an elegant market for all country products. Finest water, 10 to 20 feet. No finer climate and water on the Pacific slope. Fare from San Francisco, via Southern Pacific, $1.40; via California-Northwestern Ry., to Glen Ellen, 3 miles distant, $1.20; commuters' tickets, 30 in a book, good for family use and invited guests, 25 per cent. off. You can rely on our description of this property, as we have lived in the vicinity of the land on and off for 53 years and know every acre of the land. Our agent will be on the property with a tracing of the official map now on file in the recorder's office at Santa Rosa. Title perfect. Senator Thomas Kearns of Utah has recently purchased 1000 acres one-half mile west of this tract, to erect an elegant country home, selecting this valley after looking all over the State. Any further particulars we can furnish we will be pleased to do so.

PETERS & BAINES, 116 Montgomery St.,

Country Real Estate Brokers, S. F.

Number and Prices

No.	Acres	Price	No.	Acres	Price
1	8.50	$255	45	4.66	$583
2	8.01	280	46	5.39	674
3	8.78	307	47	4.94	618
4	7.09	248	48	5.06	633
5	9.49	332	49	5.04	756
6	8.84	309	50	4.79	718
7	14.61	413	51	4.01	600
8	12.72	700	52	3.82	573
9	12.31	800	53	4.58	687
10	11.07	720	54	4.30	645
11	5.78	722	55	4.17	626
12	5.00	625	56	4.05	607
13	5.00	625	57	4.40	660
14	12.66	1265	58	3 78	567
15	25.21	——	59	3.66	549
16	39.68	——	[illegible]	3.97	568
17	[illegible]	——	[illegible]	[illegible]	[illegible]
18	130.41	——	62	5.00	750
19	28.78	1725	63	4.32	648
20	5.00	250	64	5.00	750
21	5.00	250	65	5.00	750
22	5.00	250	66	5.00	750
23	5.00	250	67	5.01	750
24	5.00	250	68	5.00	750
25	5.00	250	69	5.00	750
26	10 23	512	70	5.00	750
27	17.03	815	71	5.22	783
28	5.00	250	72	5 00	750
29	5.00	250	73	5.00	750
30	5 00	250	74	5.00	750
31	5.00	250	75	5.31	796
32	5.00	250	76	4.92	738
33	5.00	250	77	5.00	750
34	5.00	300	78	5 00	750
35	5.00	300	79	5.00	750
36	5.00	325	80	5.00	750
37	5.00	325	81	5.00	750
38	5.00	350	82	8.34	1251
39	5.00	350	83	9.04	1358
40	5.73	573	84	5.59	838
41	4.14	414	85	4.80	720
42	4.27	427	86	5.55	832
43	4.95	619	87	6.55	1060
44	4.53	562			

MAP OF THE

SUBDIVISION OF THE LAND OF

L.H.SLY

Near Kenwood

SONOMA COUNTY CALIF

SURVEYED BY F.R DAVIS, MAY 1905

TABLE OF COURSES AND DISTANCES					
#1	W 30°13'W	3.39 Chs.	#33	N 1°00'W	3.63 Chs.
#2	W 60°00'W	7.82 "	#34	N 83°30'E	2.00 "
#3	W 33°15'W	3.54 "	#35	W 89°15'W	6.19 "
#4	W 15°15'W	2.62 "	#36	N 88°00'E	2.03 "
#5	W 78°00'W	1.20 "	#37	N 35°15'E	3.37 "
#6	W 74°45'W	4.91 "	#38	N 2°30'W	3.78 "
#7	W 49°45'W	3.10 "	#39	N 2°15'E	8.19 "
#8	W 15°00'W	4.42 "	#40	N 1°00'W	3.01 "
#9	N 83°30'W	2.00 "	#41	N 74°15'E	2.78 "
#10	N 63°30'W	3.52 "	#42	N 46°30'E	3.79 "
#11	N 33°15'W	3.91 "	#43	N 1°15'E	1.38 "
#12	N 73°00'W	3.31 "	#44	N 15°15'E	1.30 "
#13	N 69°15'W	3.89 "	#45	N 37°45'E	1.30 "
#14	N 8°15'W	8.21 "	#46	S 88°00'E	2.33 "
#15	N 33°00'W	1.58 "	#47	N 36°15'E	6.57 "
#16	N 12°45'W	1.73 "	#48	N 6°00'E	2.18 "
#17	N 40°00'W	1.84 "	#49	N 39°30'E	1.87 "
#18	N 86°00'E	.39 "	#50	N 46°15'E	4.51 "
#19	N 15°30'E	6.00 "	#51	N 51°30'E	2.89 "
#20	N 18°00'W	3.18 "	#52	N 83°30'E	2.18 "
#21	N 81°00'E	1.06 "	#53	N 39°30'E	1.60 "
#22	S 71°00'E	.90 "	#54	N 31°30'E	2.18 "
#23	N 64°30'E	2.97 "	#55	S 62°45'E	2.13 "
#24	N 37°00'E	3.54 "	#56	N 79°00'E	3.10 "
#25	N 17°00'E	1.96 "	#57	N 80°30'E	3.40 "
#26	N 87°00'E	2.43 "	#58	N 83°00'E	2.63 "
#27	N 76°15'E	2.10 "	#59	N 69°15'E	4.80 "
#28	N 36°00'E	1.29 "	#60	N 38°30'E	10.15 "
#29	N 62°15'E	[redacted]	#61	N 47°00'E	1.87 "
#30	N 78°15'E		#62	N 39°00'E	2.18 "
#31	N 65°00'E		#63	N 80°00'E	4.63 "
#32	N 83°30'W		#64	N 69°15'E	3.10 "

I, L H. SLY, hereby accept this as a true and correct map of the subdivision of my land.

L. H. Sly

State of California } ss.
County of Santa Clara }

On this second day of June A.D. 1905 before me J. Duncan a Notary Public in and for the County of Santa Clara personally appeared L H Sly. known to me to be the same person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and affixed my Official Seal at my office, in the County of Santa Clara, the day and year in this certificate first above written.

John J. Duncan
Notary Public

IN THE ROOMS OF THE BOARD OF SUPERVISORS OF SONOMA COUNTY } ss.
STATE OF CALIFORNIA

This is to certify that the Board of Supervisors of the County of Sonoma, State of California, did on this 7th day of June 1905, by resolution regularly passed and entered in the minutes of said Board, accept the streets, roads alleys and highways offered by the map or plat of "Subdivision of The Land of L.H. Sly, Near Kenwood, Sonoma County, Cal." for and on behalf of the public and dedicate the same to public use.

Witness my hand and the seal of said Board.

H. J. Knutsen Chairman
Attest: E. L. Wright Clerk

Recorded in the office of the County Recorder of Sonoma County June 14, 1905, at 30 minutes past 4 o'clock P.M. at request of W. E. V. Smyth.

J. G. Nagle
County Recorder.

Paid 50 cents.

Acreages and distances calculated to center of roads

Scale: 6 Chs. to 1 In.

BEARINGS TRUE